



GRASSROOTS
REALTY GROUP

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100 McKinley Road SE
Calgary, Alberta

MLS # A2218872



\$520,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,162 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: None

Opportunity Knocks in Lake McKenzie & Incredible Value Just Steps from the Lake! Don't miss this rare chance to own in one of Calgary's most desirable lake communities! This 4-bedroom, 2.5-bathroom home is perfectly located just a short walk to McKenzie Lake, nearby parks, and within walking distance to two excellent schools & ideal for families and investors alike. This well-loved starter home offers exceptional value, versatile living spaces, and the perfect canvas for your personal touch. Step onto the oversized front porch and into a bright, functional kitchen with ample counter space, a cozy dining area, and sliding patio doors that fill the space with natural light. The spacious living room is warm and inviting, featuring a gas fireplace and elegant French doors leading to a sunny back deck & perfect for relaxing or entertaining. A convenient 2-piece bath and stackable washer/dryer complete the main floor layout. Upstairs, you'll find a generous and sun-filled primary bedroom with double mirrored closets, along with two additional bedrooms & one featuring its own private balcony. A large 4-piece bathroom with a jetted tub and stylish ceramic tile surround rounds out the upper level. The fully finished basement, with a separate entrance, includes a comfortable living space, additional bedroom, and full bathroom & ideal for guests or a private home office. A secondary suite would be subject to approval and permitting by the city/municipality. While the home has solid bones and has been well cared for, there's room to refresh and update to truly make it your own. Whether you're looking to move in, invest, or renovate, this property offers endless possibilities at a fantastic price point. Quick possession is available & a great opportunity for buyers looking to get settled before the end of

summer. Act fast — homes in this location don’t stay on the market for long!